

FOR SALE

**3430 & 3433**

**SMALLMAN STREET**

PITTSBURGH, PA 15201

TWO-BUILDING INDUSTRIAL WAREHOUSE PROPERTY



**54,548 SF<sub>±</sub> • 1.52 ACRES<sub>±</sub>**

**CBRE**



# 3430 & 3433 SMALLMAN STREET

**3433  
SMALLMAN ST**

**3430  
SMALLMAN ST**

35th STREET

BUTLER STREET

MULBERRY WAY

CHARLOTTE STREET

SPRUCEWAY

SMALLMAN STREET

34th STREET





# PROPERTY HIGHLIGHTS



**3430 SMALLMAN STREET**



**3433 SMALLMAN STREET**



## BUILDING SIZE

37,230 SF±

17,318 SF±



## PROPERTY SIZE

0.99 Acres±

0.53 Acres±



## CLEAR HEIGHT

23' 5"± at Peak

12' - 14'±



## ZONING

(UI) Urban Industrial

(RIV-IMU) Riverfront Industrial Mixed



## DOCK DOORS

1 (16'w x 14'-2"±h±)  
\* 2' 6"± dock height

2



## DRIVE-IN DOORS

1 (25' 9"±w x 13' 9"±h±)

1



## ELECTRICAL

225 Amps, 120/240-Volt

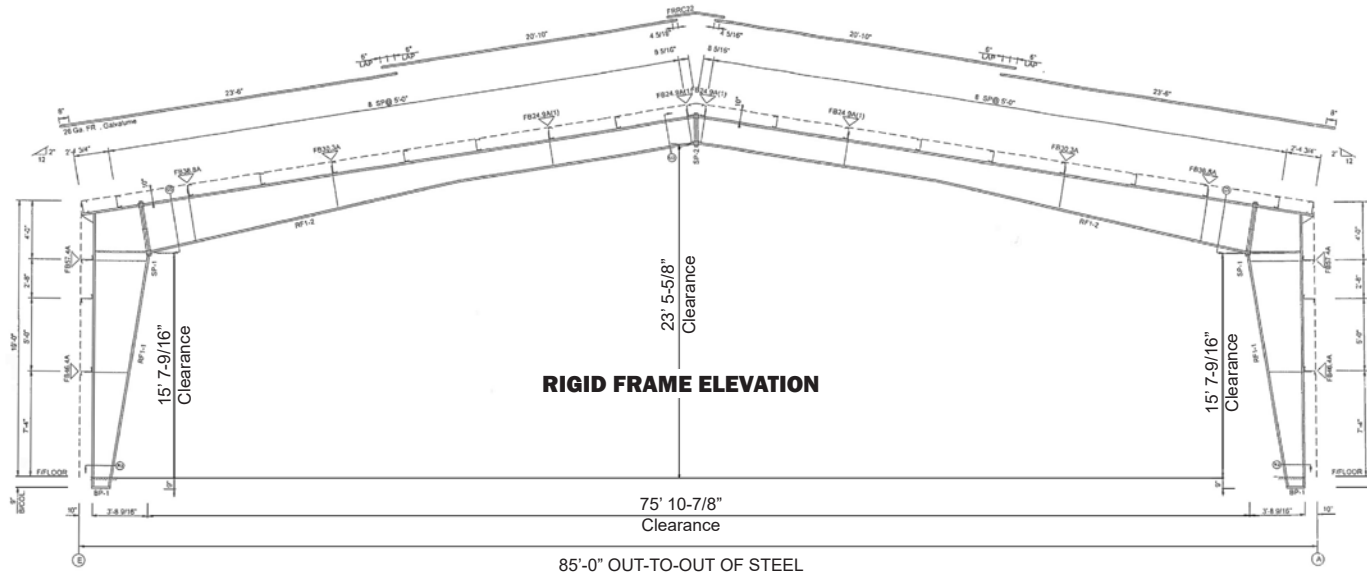


# 3430 SMALLMAN STREET

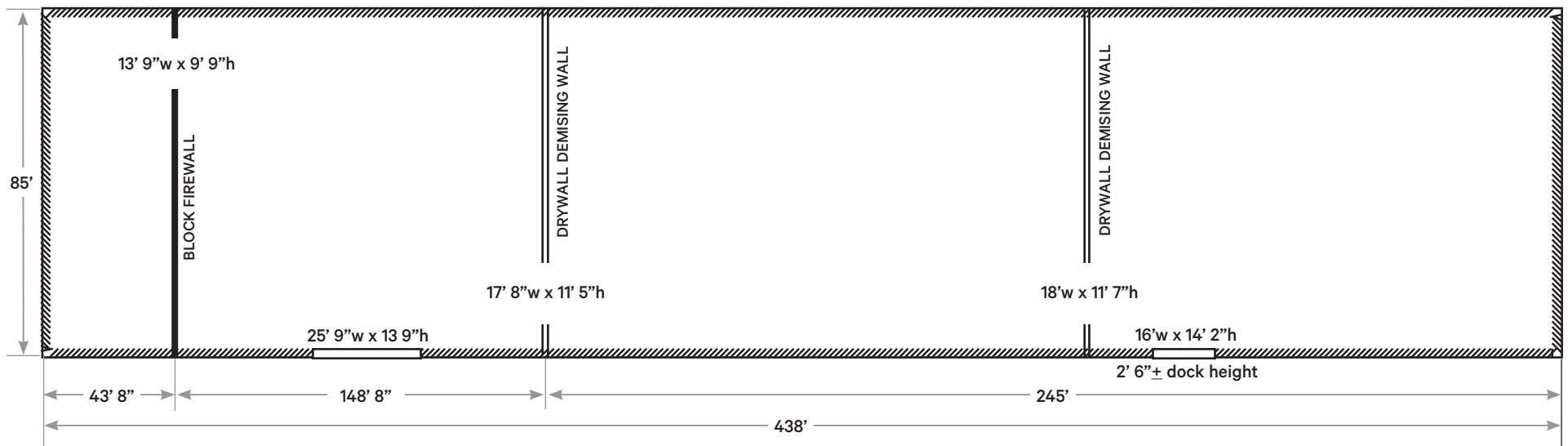




# 3430 SMALLMAN STREET



**FLOOR PLAN**



This is a conceptual drawing and not to scale. All measurements are approximate.

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# 3433 SMALLMAN STREET



17,318 SF±

SMALLMAN STREET

35th STREET



# LOCATION



Downtown Pittsburgh  
6 min. / 2 miles



4 Min. /  
0.9 Miles



6 Min. /  
2.2 Miles



10 Min. /  
2.6 Miles



22 Min. /  
9.8 Miles



Pittsburgh Int'l Airport  
31 min. / 22 mi.



# CONTACT US

**3430**  
SMALLMAN ST

**3433**  
SMALLMAN ST

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